



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

**DATE:** Sep 24 2008

**ARC REVIEW CODE:** R7809241

**TO:** Mayor Shirley Franklin

**ATTN TO:** Shelley Peart,

**FROM:** Charles Krautler, Director

NOTE: This is digital signature.  
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** Village Capital

**Review Type:** Development of Regional Impact

**Description:** The proposed Village Capital is a mixed use infill development that is located on 6.15 acres in the City of Atlanta. The proposed development will consist of 187 residential units, 560,000 square feet of office and 95,000 square feet of retail use. The proposed development is located on three separate parcels near the intersections of Buckhead Avenue/Grandview Avenue and Buckhead Avenue/Paces Ferry Road.

**Submitting Local Government:** City of Atlanta

**Date Opened:** Sep 24 2008

**Deadline for Comments:** Oct 8 2008

**Earliest the Regional Review can be Completed:** Oct 24 2008

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING

ARC DATA RESEARCH

GEORGIA DEPARTMENT OF NATURAL RESOURCES

DeKALB COUNTY

BUCKHEAD AREA TRANSPORTATION MANAGEMENT ASSOCIATION

ARC TRANSPORTATION PLANNING

ARC AGING DIVISION

GEORGIA DEPARTMENT OF TRANSPORTATION

METRO ATLANTA RAPID TRANSIT AUTHORITY

ARC ENVIRONMENTAL PLANNING

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Jon Tuley, Review Coordinator, at (404) 463-5581. If the ARC staff does not receive comments from you by Oct 8 2008, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



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## DEVELOPMENT OF REGIONAL IMPACT

### DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Village Capital** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please Return this form to:***

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3309 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

**Return Date: Oct 8 2008**

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Sep 24 2008

ARC REVIEW CODE: R7809241

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Review Coordinator, Extension: 3-3309

### Reviewing staff by Jurisdiction:

Land Use: Calvert, Brad

Transportation: Kray, Michael

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Rader, Carolyn

Name of Proposal: Village Capital

Review Type: Development of Regional Impact

Description: The proposed Village Capital is a mixed use infill development that is located on 6.15 acres in the City of Atlanta. The proposed development will consist of 187 residential units, 560,000 square feet of office and 95,000 square feet of retail use. The proposed development is located on three separate parcels near the intersections of Buckhead Avenue/Grandview Avenue and Buckhead Avenue/Paces Ferry Road.

Submitting Local Government: City of Atlanta

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### **Response:**

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

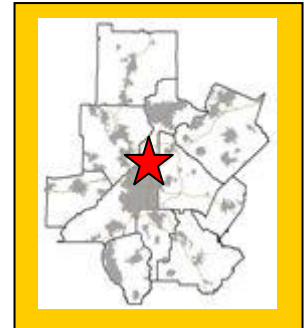
### **COMMENTS:**


<b>Preliminary Report:</b>	September 24, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	<b>Project:</b>	Village Capital #1898
<b>Final Report Due:</b>	October 24, 2008		<b>Comments Due By:</b>	October 8, 2008

## **PRELIMINARY REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Village Capital is a mixed use infill development that is located on 6.15 acres in the City of Atlanta. The proposed development will consist of 187 residential units, 560,000 square feet of office and 95,000 square feet of retail use. The proposed development is located on three separate parcels near the intersections of Buckhead Avenue/Grandview Avenue and Buckhead Avenue/Paces Ferry Road.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2012.

### **GENERAL**

According to information on the review form or comments received from potentially affected governments:

**Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.**

The project site is currently zoned RG-3. The proposed zoning is MRC-3. Information submitted for the review states that the proposed development is consistent with the City of Atlanta's Future Land Use Plan, which designates the area as high density commercial.

**Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.**

This will be determined based on comments received from potentially impacted local governments.

**Will the proposed project impact the implementation of any local government's short-term work program? If so, how?**

This will be determined based on comments received from potentially impacted local governments.

**Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

Yes, the proposed development would increase the need for services in the area for existing and future residents.

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**What other major development projects are planned near the proposed project?**

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a mile radius of the proposed project.

<b>Year</b>	<b>Name</b>
2008	Buckhead Place
2007	Buckhead Avenues
2007	Roxy Residential
2006	Stratford on Peachtree
2000	Bass Buckhead
1987	Capital City Plaza & Revised
1986	City Center

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

Yes, the proposed development will displace a number of housing units. Based on information submitted for the review, there is an existing 32,000 square foot office building on the site that will be demolished. From an aerial survey, it also appears that there are three existing apartment buildings on the site. ARC assumes these will be demolished as well.

**Will the development cause a loss in jobs? If yes, how many?**

No.

**Is the proposed development consistent with regional plans and policies?**

The proposed development meets many of ARC's Regional Development Policies, as well as the Atlanta Region Unified Growth Policy Map (UGPM). The proposed development is located within a regional center, according to the Atlanta Region UGPM. Regional centers are defined as areas of intense retail, office, and residential uses that can be integrated or separate.

The proposed development is located in the Buckhead Village, east of the Peachtree Spine and within the Buckhead Livable Centers Initiative (LCI) Study. Therefore, the proposed development should meet or exceed the goals of the LCI Study. The LCI concept plan for the Buckhead Village includes encouraging mixed use development, promoting a consistent character, and enhancing the pedestrian experience.

To ensure a safe and efficient pedestrian experience, driveways and curb cuts should be limited, and where necessary, should not interfere with the pedestrian zone. It is recommended that driveway C and driveway D align with existing opposing driveways or move to Parcel D Street.

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## **PRELIMINARY REPORT**

### **Regional Development Plan Policies**

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

### **BEST LAND USE PRACTICES**

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

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Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

## BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half mile apart, or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

## BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

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Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

## **BEST HOUSING PRACTICES**

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle”.

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

## **LOCATION**

### **Where is the proposed project located within the host-local government's boundaries?**

The proposed development is located on three parcels in the City of Atlanta roughly bounded by Grandview Avenue, East Paces Ferry Road, Old Decatur Road and Pharr Road.

### **Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.**

The proposed development is entirely within the City of Atlanta.

### **Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

To be determined during the review.

## **ECONOMY OF THE REGION**

According to information on the review form or comments received from potentially affected governments:

### **What new taxes will be generated by the proposed project?**

Estimated value of the development is \$350 million with an expected \$4,186,000 in annual local tax revenues.



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**How many short-term jobs will the development generate in the Region?**

Short-term jobs will depend upon construction schedule.

**Is the regional work force sufficient to fill the demand created by the proposed project?**

Yes.

**In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

To be determined during the review.

### **NATURAL RESOURCES**

To be determined during the review.

### **HISTORIC RESOURCES**

**Will the proposed project be located near a national register site? If yes, identify site.**

None have been identified.

**In what ways could the proposed project create impacts that would damage the resource?**

Not applicable.

**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

Not applicable.

### **INFRASTRUCTURE**

#### **Transportation**

To be determined during the review.

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The development **PASSES** the ARC's Air Quality Benchmark test.

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
Where Retail/Office is dominant, FAR >.8	6%	6%
Where Residential is dominant, 10% Retail and 10% Office	9%	9%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Located within a Transportation Management Association	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
<b>Total Calculated ARC Air Quality Credits (15 % reduction required)</b>		<b>26%</b>

**What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?**

To be determined during the review.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Wastewater is estimated at 0.21 MGD based on information submitted for the review.

**Which facility will treat wastewater from the project?**

R.M Clayton will provide wastewater treatment for the proposed development.

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**What is the current permitted capacity and average annual flow to this facility?**

The capacity of the R.M. Clayton facility is listed below:

<b>PERMITTED CAPACITY MMF, MGD <sub>1</sub></b>	<b>DESIGN CAPACITY MMF, MGD</b>	<b>2001 MMF, MGD</b>	<b>2008 MMF, MGD</b>	<b>2008 CAPACITY AVAILABLE +/-, MGD</b>	<b>PLANNED EXPANSION</b>	<b>REMARKS</b>
No Flow Limit	122	99	120	2	None. Plan before EPD to permit plant at design capacity consistent with draft Chattahoochee River Model.	Existing Consent Decree with the U.S. EPA and Georgia EPD require CSO and SSO improvements throughout the City of Atlanta wastewater system by 2007 and 2014, respectively

*MMF: Maximum Monthly Flow. Mgd: million of gallons per day.*

*<sub>1</sub> Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

**What other major developments will be served by the plant serving this project?**

ARC has reviewed a number of major developments that will be served by this plant.

## **INFRASTRUCTURE**

### **Water Supply and Treatment**

**How much water will the proposed project demand?**

Water demand also is estimated at 0.26 MGD based on information submitted for the review.

**How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?**

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

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## **INFRASTRUCTURE**

### **Solid Waste**

**How much solid waste will be generated by the project? Where will this waste be disposed?**

Information submitted with the review 9,150 tons of solid waste per year and the waste will be disposed of in the City of Atlanta.

**Will the project create any unusual waste handling or disposal problems?**

No.

**Are there any provisions for recycling this project's solid waste.**

None stated.

## **INFRASTRUCTURE**

### **Other facilities**

**According to information gained in the review process, will there be any unusual intergovernmental impacts on:**

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No, the proposed development will add 187 new residential units.

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**Will the proposed project provide housing opportunities close to existing employment centers?**

Yes, once developed, this project will provide housing opportunities for existing employment centers as well as providing opportunities for individuals to live and work within close proximity to one another.

**Is there housing accessible to the project in all price ranges demanded?**

The site proposed for the development is located in Census Tract 96. This tract had a 33 percent increase in number of housing units from 2000 to 2007 according to ARC's Population and Housing Report. The report shows that 23 percent of the housing units in this census tract are single-family, compared to 69 percent for the region; thus indicating a variety of multi-family housing options around the development area.

**Is it likely or unlikely that potential employees of the proposed project will be able to find affordable\* housing?**

Likely, assuming the development is approved with multiple price ranges of housing.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1898****DEVELOPMENT OF REGIONAL IMPACT  
Initial DRI Information**

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

**Local Government Information**Submitting Local  
Government:

Atlanta

Individual completing form:

Shelley Peart

Telephone:

404-330-6781

E-mail:

speart@atlantaga.gov

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

**Proposed Project Information**

Name of Proposed Project:

Village Capital Partners Redevelopment

Location (Street Address,  
GPS Coordinates, or Legal  
Land Lot Description):

359, 367 and 371 E. Paces Ferry Road and 3030 Old Decatur Road N.E.

Brief Description of Project:

Mixed Use development on three parcels

**Development Type:**☐ (not selected)☐ Hotels☐ Wastewater Treatment  
Facilities☐ Office☒ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply  
Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational  
Facilities☐ Intermodal Terminals☐ Hospitals and Health Care  
Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☐ Waste Handling Facilities☐ Any other development types☐ Industrial☐ Quarries, Asphalt & Cement  
Plants

If other development type, describe:

Project Size (# of units, floor area, etc.):	560,000 SF Office, 95,000 Sf Retail, 187 Residential units
Developer:	Cannon Equities, Inc.
Mailing Address:	990 Hammond Drive
Address 2:	Suite 350
	City:Atlanta State: GA Zip:30328
Telephone:	770-261-4000
Email:	abrennan@cannonequities.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	359 East Paces, LLC, 367 and 371 East Paces Ferry Road, LLC, 475 Buckhead Avenue, LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other Z-08-51, Z-08-52 , Z-08-53
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2012 Overall project: 2012
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# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1898**

<b>DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information</b>	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
<hr/>	
<b>Local Government Information</b>	
Submitting Local Government:	Atlanta
Individual completing form:	Shelley Peart
Telephone:	404-330-6781
Email:	speart@atlantaga.gov
<hr/>	
<b>Project Information</b>	
Name of Proposed Project:	Village Capital Partners Redevelopment
DRI ID Number:	1898
Developer/Applicant:	Cannon Equities, Inc.
Telephone:	770-261-4000
Email(s):	abrennan@cannonequities.com
<hr/>	
<b>Additional Information Requested</b>	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
<hr/>	
<b>Economic Development</b>	
Estimated Value at Build-Out:	\$350 million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$4,186,000.00
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace	



any existing uses?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc): 31,360sf office area; 162 apartment units	
<b>Water Supply</b>	
Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.26 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	RM Clayton
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.21 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	923 AM Peak Hour Trips; 1,155 PM Peak Hour Trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: Please refer to the Transportation Analysis performed by Kimley-Horn and Associates, Inc.	
<b>Solid Waste Disposal</b>	

How much solid waste is the project expected to generate annually (in tons)?	9,150 tons
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<hr/> <hr/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	90%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater detention vaults	
<hr/> <hr/>	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
<hr/> <hr/>	
<a href="#">Back to Top</a>	

PROPERTY LINE  
PROPOSED BUILDING  
PROPOSED CURB AND GUTTER  
PROPOSED SIDEWALK  
BUILDING SETBACK LINE  
PROPOSED STREET ADDRESS  
EXISTING ROAD LINE  
EXISTING CONTOUR  
EXISTING ROADWAY LANEAGE  
PROPOSED ROADWAY LANEAGE

**APPLICANT:** CHORON EQUITIES  
900 HAMMOND DRIVE  
SUITE 390  
ATLANTA, GA 30338  
CONTACT: DWIGHT BELL/ALEXANDER BROWNMAN  
PHONE: 770-281-4000

**TRAFFIC  
ENGINEER:** KIMLEY-HORN AND ASSOCIATES, INC.  
THE BUILTWARE  
317 N. PEACHTREE STREET, NW, SUITE 801  
ATLANTA, GA 30308  
CONTACT: KELLY ROSENBERGER  
PHONE: 404-418-8700  
FAX: 404-418-8701

SITE ACRES  
NET LOT AREA (MLA): 0.15 TOTAL ACRES (262,725 SF)  
GROSS LAND AREA (GLA): 7.74 TOTAL ACRES (325,079 SF)  
PARCEL 1: 1.86 AC (80,163 SF) NET, 1.97 AC (86,705 SF) GROSS  
PARCEL 2: 3.63 AC (158,110 SF) NET, 4.45 AC (194,607 SF) GROSS  
PARCEL 3: 0.66 AC (28,863 SF) NET, 1.51 AC (67,399 SF) GROSS

- RESIDENTIAL - 187 RESIDENTIAL UNITS
- OFFICE - 300,000 SF
- RETAIL - 96,000 SF

PARCEL D: 36.56 RESIDENTIAL UNITS PER ACRE  
PARCEL E: 57.28 RESIDENTIAL UNITS PER ACRE

PANEL C: 100% IMPERVIOUS AREA  
PANEL D: 33% IMPERVIOUS AREA  
PANEL E: 100% IMPERVIOUS AREA

NON-RESIDENTIAL:	RESIDENTIAL:
PARCEL C: 2.46 (GLA)	PARCEL D: 1.29 (BLA)
PARCEL D: 1.66 (GLA)	PARCEL E: 1.76 (GLA)
PARCEL E: 2.10 (BLA)	

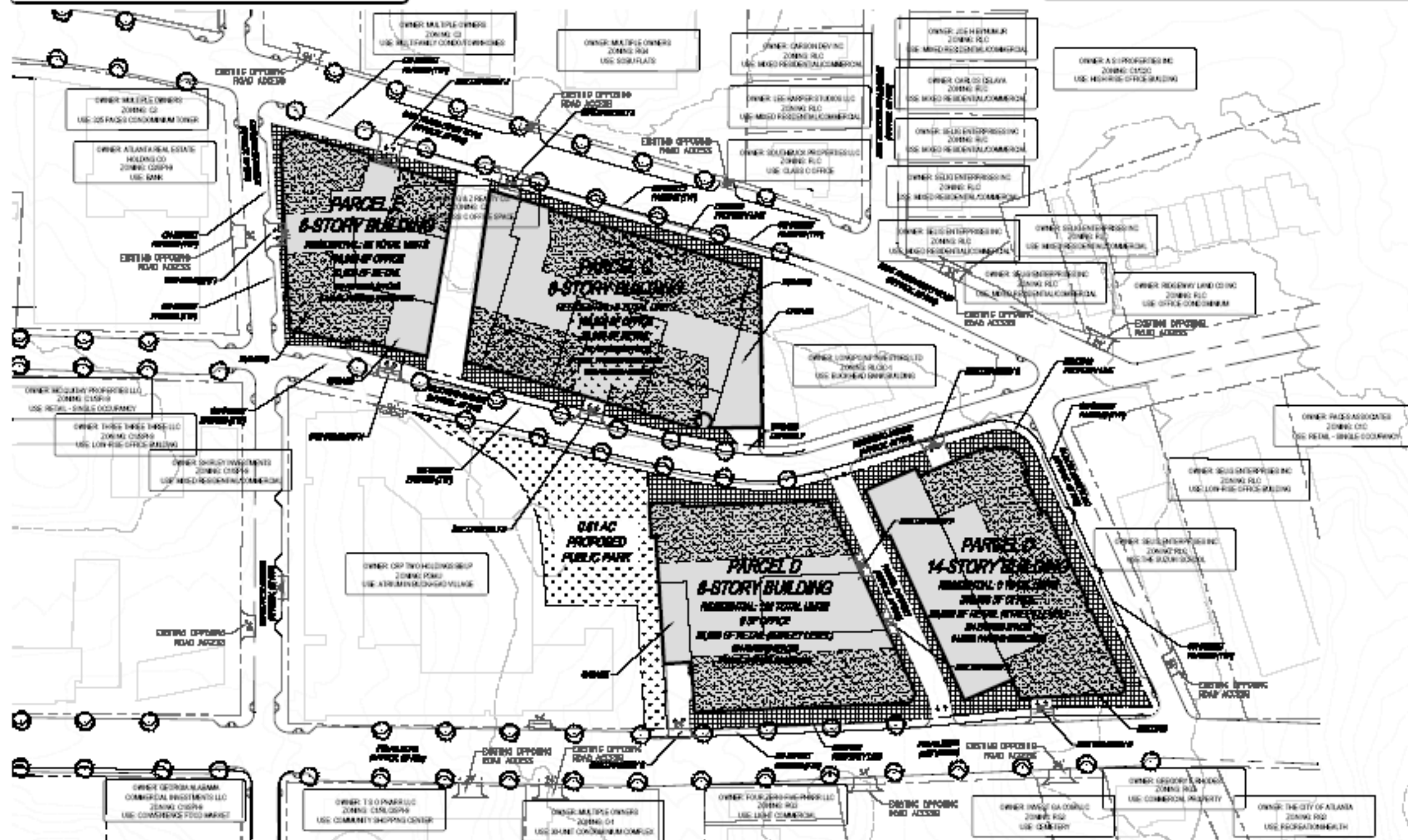
2.5 SP/1,000 SF OFFICE; 0.8 SP/RESIDENTIAL D.U.; 1 SP/400 SF RETAIL

PARCEL D:	500	TOTAL
PARCEL D:	881	TOTAL
PARCEL E:	138	TOTAL

PARCEL C: 81.2 ACRES  
PARCEL D: 1.034 ACRES  
PARCEL E: 39.8 ACRES

- 0.61 AC (PROPOSED PUBLIC PARK) + 0.50 AC (OPEN SPACE) = 1.17 AC (18,020)
- TOTAL PARCEL D: 131,828 SF (0.8664A); PARCEL E: 38,614 SF (0.8664A)
- TOTAL: PARCEL D: 81,403 SF (0.4262A); PARCEL E: 28,344 SF (0.4262A)

- NO JURISDICTIONAL BARRIERS ON-SITE.
- CONTOURS APPROXIMATED USING FULTON COUNTY GIS.
- SIDEWALKS WILL BE PROVIDED AT ALL STRES AND WILL ADHERE TO SFD-8 REQUIREMENTS ALONG ALL STREET FRONTAGES, EXCEPT CURB CUTS.
- NO PROPOSED BIKE LANES, PATHS OR TRAILS.
- EXISTING BUILDING STRUCTURES TO BE DEMOLISHED (EXISTING 163-UNIT APARTMENT BUILDING ON PARCEL D; APPROX. 30,000 SF EXISTING OFFICE BUILDING ON PARCEL E).
- TWO-PHASE DEVELOPMENT WITH AN OVERALL BUILDOUT YEAR OF 2012. THE PROJECT CONSISTS OF 3 SEPARATE PARCELS: C, D AND E. PARCEL C AND THE RIGHT PORTION OF PARCEL D ARE TO BE CONSTRUCTED IN PHASE 1. THE LEFT PORTION OF PARCEL D AND PARCEL E WILL BE DEVELOPED IN PHASE 2.
- ALL OFF-SITE PROPERTY LINES AND RIGHT-OF-WAY WIDTHS OBTAINED FROM ARCHITECT'S MASTER PLAN.
- PROPOSED INTERNAL ROAD TO BE PRIVATE ROAD.



This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and effect for which it was prepared. Hence all and proper reliance on this document without written authorization and collaboration by Hensley-Harris and Associates, Inc. shall be deemed a breach of contract with Hensley-Harris and Associates, Inc. Copyright Hensley-Harris and Associates, Inc., 2006



Figure 1 shows a horizontal bar representing a 120-item test. The bar is divided into two equal segments, each labeled '60'. Below the bar, the text 'Section 1' is aligned with the first segment and 'Section 2' is aligned with the second segment. The total length of the bar is marked as '120' at the right end.



817 WEST PEACHTREE ST, NW - SUITE 601 - ATLANTA, GEORGIA 30308-1121  
Tel: (404) 419- 8700 Fax: (404) 419- 8701

Kimley-Horn  
and Associates, Inc.

**CANNON EQUITIES**  
890 HAMMOND DRIVE, SUITE 300, ATLANTA, GA 30320

RULE JOY TRAMMELL + RUBIO  
ARCHITECTURE + INTERIOR DESIGN

DATE	AM
TIME	AM
WAVE	NR

**VILLAGE CAPITAL DRI #1898**

**Abstract**

**GRTA DRI SITE PLAN**[illegible]